

# Winery Special Occasion Events



# Winery Special Occasion Events

## (Public Law 2014, c. 16, s.1.)

- Pilot program with a duration of 44 months (July 2, 2014 to March 1, 2018)
- Preserved farms with wineries may conduct “special occasion events” outside of exception areas
- “Special occasion events” are defined as a wedding, lifetime milestone event, or other cultural or social event as defined by the appropriate County Ag. Development Board

# Winery Special Occasion Events Parameters

- Special occasion events must comply with applicable municipal ordinances and site plan review
- The gross income generated by the winery from all special occasion events conducted for the calendar year account for less than 50% of the annual gross income of the winery
- The CADB or SADC may order an audit to determine compliance with the income threshold

# What Was the Impetus for the Winery SOE Law?

## Nationwide

**67% increase from 2006 to 2012 in number of wineries**

## New Jersey

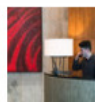
**222% increase from 2000 to 2013 in number of wineries (42% are located on preserved farms)**

FARMLAND  
PRIVATE LAND, PUBLIC LEGACY





**FRUGAL TRAVELER**  
In Anchorage, Natural  
Beauty Isn't the Only  
Thing That's Cheap



**ITINERARIES**  
Hotels Aim to Stand Out  
With Local Art



**IN TRANSIT**  
Paris Floods Close Louvre  
and Other Tourist  
Attractions



Enthralled by Sicily, Again



**ESSAY**  
In Search of Lost Me Time

TRAVEL

# When Wine Tasting Becomes a Party

## The Getaway

By ASHLEY SOUTHALL SEPT. 8, 2015



Graham Roumieu

# **Non-Agricultural Activity/ Rural Microenterprises (RME)**



# Special Permit for Non-Agricultural Activity (Public Law 2005, c.315, s.1)

**What is a “Non-Agricultural Activity”?**

*A small enterprise or low impact use that is not permitted under the terms of the deed of easement, but which may be permitted (pursuant to this subchapter). It does not include franchises, chain stores, big box stores, high volume businesses, or a cell tower facility.*

PRESERVED  
FARMLAND  
PRIVATE LAND, PUBLIC LEGACY

# What Was the Impetus for the Non-Ag. Use Law?

**1985 - 2005**

**(First Easement Purchase to Non-Ag. Use Bill)**

**38% of preserved farms took exceptions**

**2006 - 2012**

**(Effective Date of Non-Ag. Use Bill to RME Study)**

**65% of preserved farms took exceptions**

PRESERVED  
FARMLAND  
PRIVATE LAND, PUBLIC LEGACY



## **Special Permit for Non-Ag. Uses Parameters**

- **Applied to all farms preserved without exceptions prior to Jan. 12, 2006**
- **Had to be located within structure existing as of Jan. 12, 2006 and could finish up to 2,500 sq. ft. of it; could expand structure up to 500 sq. ft.**
- **Parking area limited to 1,000 sq. ft.; no outside storage of equipment unless in parking area**
- **Standard permit duration of 5 years; could not be continued after death of original grantor**

# **Repeal of Non-Ag. Use Law and Replacement with Rural Microenterprises Law (Public Law 2015, c. 275, s.2)**

## **Impetus:**

- **1 Non-Ag. Use Permit application in 10 years  
(parameters were too strict)**
- **Help preserve historic buildings that symbolize  
the state's agricultural heritage**

**PRESERVED  
FARMLAND**  
PRIVATE LAND, PUBLIC LEGACY

# Special Permit for Rural Microenterprises

- What is a “Rural Microenterprise” (RME)?  
*a small-scale business or activity that is fully compatible with agricultural use and production on the premises, does not, at any time, detract from, diminish, or interfere with the agricultural use of the premises, and is incidental to the agricultural use of the premises.*
- Two categories of RMEs:

PRESERVED  
FARMLAND  
PRIVATE LAND, PUBLIC LEGACY





## Customary Rural Activities







# Agriculture Support Services

NaturalChickenKeeping.com







## Special Permit for RMEs Parameters

- In addition to finishing 2,500 sq. ft. of interior space (and expanding space by 500 sq. ft.), can create up to 2,000 sq. ft. (10 parking spaces) and 5,000 sq. ft. of outdoor storage
- Can have up to 4 employees plus owner(s)
- Permit duration of 20 years; can contemplate the continuance of the permit after the death of the owner, transfer of the farm ownership, or hardship (e.g. crop failure)



- Up to 100% of an existing heritage farm structure may be finished in return for a façade easement placed on structure held by SADC





# Why Concern for Heritage Preservation?

Out of 48 States with Farmland Protection Laws:

31 cite “open space amenities” assoc. with farms

30 cite “scenic beauty” assoc. with farms

30 cite “local food security” assoc. with farms

27 cite “agrarian cultural heritage” assoc. w/ farms

PROTECTED  
FARMLAND  
PRIVATE LAND, PUBLIC LEGACY



**Susan E. Payne, Executive Director**  
**Jeffrey C. Everett, Chief of Agricultural Resources**  
**Charles Roohr, Stewardship Manager**

**State Agriculture Development Committee**

**P.O. Box 330**

**Trenton, NJ 08625**

**609-984-2504**

**sadc@ag.state.nj.us**